

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney
☒ Attorney for: Debtor/Debtor in Possession

CASE NO.: 8:20-bk-10295-TA
CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 04/15/2020

Time: 11:00 am

Location: Ctrm 5B, 411 W. Fourth St, Santa Ana, CA 92701

Last date to file objections: 04/01/2020

Industrial real property located at 724 S.Vail Ave., Montebello, CA 90640, 49,732 sq ft with small 1,664 sq ft office sold together with industrial real property located at 1141 S. Taylor Ave., Montebello, CA 90640, 18,504 sq ft APN Nos. 6353-002-004 and 6353-018-017

Total purchase Price both properties - \$3,400,000.00, \$2,477,999.00 for Vail Property and \$922,001.00 for Taylor Property. As is, where is, free and clear of liens encumbrances, escrow to close 15 days after court approval, subject to overbid, sale to include both properties, lease to existing tenants

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Initial Overbid \$3,450,000.00, thereafter bidding in increments of \$10,000.00

Must notify Debtor's counsel at least 2 days prior to hearing, deposit checks totalling \$101,000, sign purchase agreement similar to Buyer and provide proof of funds

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

April 15, 2020
11:00 am
Ctrm 5B
411 W. Fourth St
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Michael R. Totaro
Totaro & Shanahan
P.O. Box 789
Pacific Palisades, CA 90272
(310) 573-0276 (v)
(310) 496-1260 (f)
ocbkatty@aol.com

Date: 03/25/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

P.O. Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 03/25/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 03/25/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Theodore Albert, United States Bankruptcy Judge, 411 W. Fourth St., Ctrm 5B, Santa Ana, CA 92701
Katangian Vail Avenue Property Investments, LLC, 11522 Hannaford, Tustin, CA 92782

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/25/2020
Date

Michael R. Totaro
Printed Name

/s/ Michael R. Totaro
Signature

By Nef

- Jayne T Kaplan kaplanlawoffices@sbcglobal.net
- Queenie K Ng queenie.k.ng@usdoj.gov
- Allan S Ono allan.ono@doj.ca.gov, beatriz.davalos@doj.ca.gov
- Michael R Totaro Ocbkatty@aol.com
- United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
- Johnny White JWhite@wrslawyers.com,
aparisi@wrslawyers.com;eweiman@wrslawyers.com;chamilton@wrslawyers.com

By Mail

California Resources Board

Attn. Stephen Binning
8340 Ferguson Blvd. Bldg. 1
Sacramento, CA 95828

City of Los Angeles

City Attorney
200 N. Spring St. #1400-A
Los Angeles, CA 90012

Consolidated Disposal Service, LLC

c/o Lerner & Weiss
21600 Oxnard St. #1130
Woodland Hills, CA 91367

FRANCHISE TAX BOARD

BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Internal Revenue Service

Central Insolvency Operations
P.O. Box 7346
Philadelphia, PA 19101

Los Angeles County Tax Collector

Revenue & Enforcement
P.O. Box 54110
Los Angeles, CA 90054

Montebello Cat Scale

Pystar Altounian Agent for Service
1436 Washington Blvd.
Montebello, CA 90640

Northern California Collections Service, Inc.

Lawrence Cassidy Agent for service
700 Leisure Lane
Sacramento, CA 95815

Northwest Administrators, Inc.

c/o Catherine E. Arostegui
Beeson, Tayer & Bodine APC
500 Capital Mall #300
Sacramento, CA 95814

Old Republic Title Company
Lisa Gay Garcia Agent for Service
275 Battery St., Ste 1500
San Francisco, CA 94111-3334

Pin Hsiu Kuo, Han Yin Lin, Hsin Chieh Wu

c/o Douglas T. Richardson
5753G E Santa Ana Canyon Rd #542
Anaheim, CA 92807

160 Shorewood Dr, LLC

11522 Hannaford Dr.
Tustin, CA 92782